

REPORT AMENDED BY STAFF 12-10-84
CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Spink Corporation - P.O. Box 2511, Sacramento, CA 95811		
OWNER	Bill Parker - 6355 Riverside Boulevard, Suite C, Sacramento, CA 95831		
PLANS BY	Spink Corporation - P.O. Box 2511, Sacramento, CA 95811		
FILING DATE	10-26-84	50 DAY CPC ACTION DATE	REPORT BY: SD:sg
NEGATIVE DEC	11-19-84	EIR	ASSESSOR'S PCL NO. 031-760-0173; 031-770-0156

APPLICATION: A. Negative Declaration
 B. Tentative Map (P84-404)

LOCATION: Riverside Manor Unit 3

PROPOSAL: The applicant is requesting the necessary entitlement to subdivide 22 corner lots into 44 lots for halfplex development in Riverside Manor Unit 3.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
 1976 South Pocket Community
 Plan Designation: Low Density Residential
 Existing Zoning of Site: R-1A
 Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Residential; R-1 & R-1A
 South: Park & residential; R-1 & R-1A
 East: Canal & residential; R-1A
 West: Multi-family residential; R-1A & R-2B-R

001809

Property Dimensions: Irregular
 Property Area: 4+ acres
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing and to be provided

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On November 14, 1984, by a vote of six ayes, three absent, the Subdivision Review Committee voted to recommend approval of the tentative map, subject to the attached conditions.

BACKGROUND INFORMATION: Riverside Manor Unit 3 consists of 100 interior and 22 corner lots. The map is recorded. Street improvements and utilities have been constructed for 122 single family dwellings. Subsequently, entitlements were approved to develop a private street system, private entrances and 44 corner lot halfplexes (P84-120). The applicant is currently requesting a tentative map to subdivide each corner lot for individual ownership of halfplex units.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use

The subject site is designated for residential uses in the 1974 General Plan and the 1976 South Pocket Community Plan. The site is surrounded by residential uses and a park.

APPLC. NO. P84-404

MEETING DATE 12-13-84
~~November 29, 1984~~

CPC ITEM NO. 2711

B. Design

A special permit to develop halfplexes on the corner lots was approved by the Planning Commission on April 26, 1984 (P84-120). Since the project involves the construction of custom homes, specific plans were not submitted. To insure compatibility with surrounding development, the following conditions were attached to the special permit approval.

1. On corner lots halfplex units shall be designed with a garage and driveway on both street frontages.
2. Staggered setbacks shall be used throughout the development.
3. A variety of floor plans and elevations shall be utilized.
4. A variety of roof lines shall be utilized.
5. On corner lot halfplexes, driveways shall be at least 20 feet from the corner and must be perpendicular to the street.
6. Roofing materials shall consist of shake, tile or other similar type approved by the Planning Director.
7. Plot plans and elevations of all development in this project shall be submitted for Planning staff review and approval prior to issuance of a building permit. All halfplex development on adjacent corners shall utilize different elevations, materials and roof lines.

C. Since there are no specific building plans, the tentative lot lines are "conceptual". The final lot lines will be established by specific building plans, according to the common wall location. This will allow the applicant to record final maps as each corner lot is sold. Custom builders will be subject to the above mentioned conditions.

D. The map has been conditioned that each unit be provided separate sewer and water services. This is compatible with the City Subdivision Ordinance and single family residential ownership.

E. The Planning and Parks Divisions have determined that parkland dedication in-lieu fees are appropriate. Fees will be based upon .656 acres of land multiplied by the land value established by the applicant's appraisal.

RECOMMENDATION: Staff recommends the following:

001810

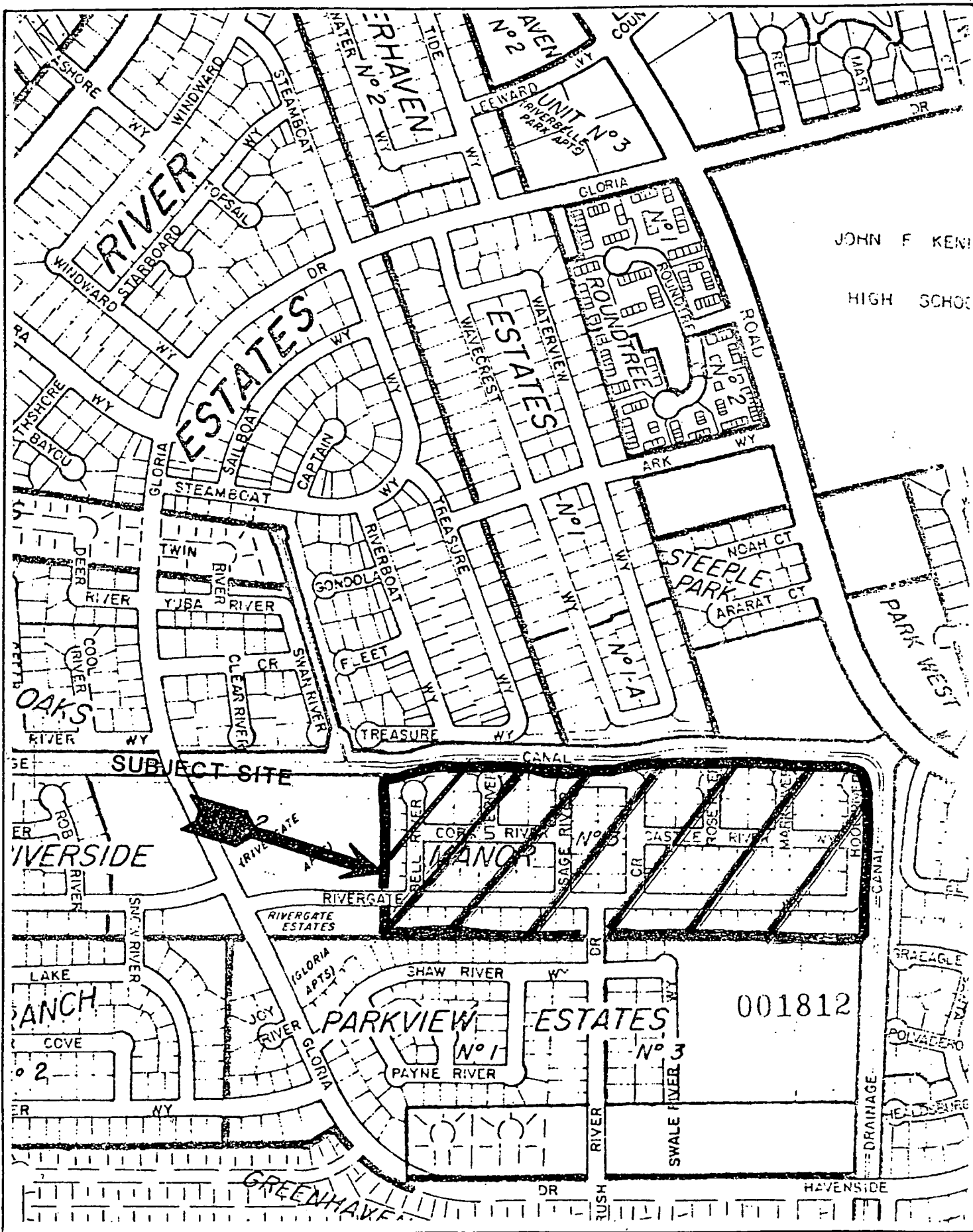
A. Ratification of the Negative Declaration;

B. Approval of the Tentative Map, subject to the following conditions:

1. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map.

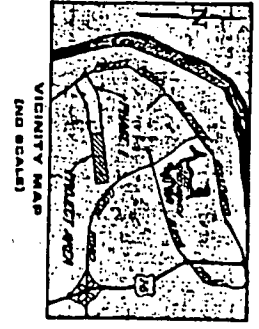
2. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes.
3. Locate existing sewer and water services.
4. ~~Provide separate sewer and water services and hook-up (if buildings exist) (work shall be accomplished by private contractors under inspection by the City upon payment of appropriate fees) (deleted by staff)~~
5. ~~Provide improvement plans and fees prior to any recordations. (deleted by staff)~~
6. Place the following note on the final map: "Building plans shall be subject to conditions in Planning Department permit P84-120. Building (elevations) and site plans shall be submitted to the Planning Department for approval prior to issuance of building permits."
7. *Provide separate sewer, water services and main extensions to the satisfaction of the Department of Public Works prior to the recordation of certificate of compliance for each lot. (Staff added)*

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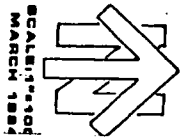


VICINITY MAP

R-1
AND
R-1-A



R-1
AND
R-1-A



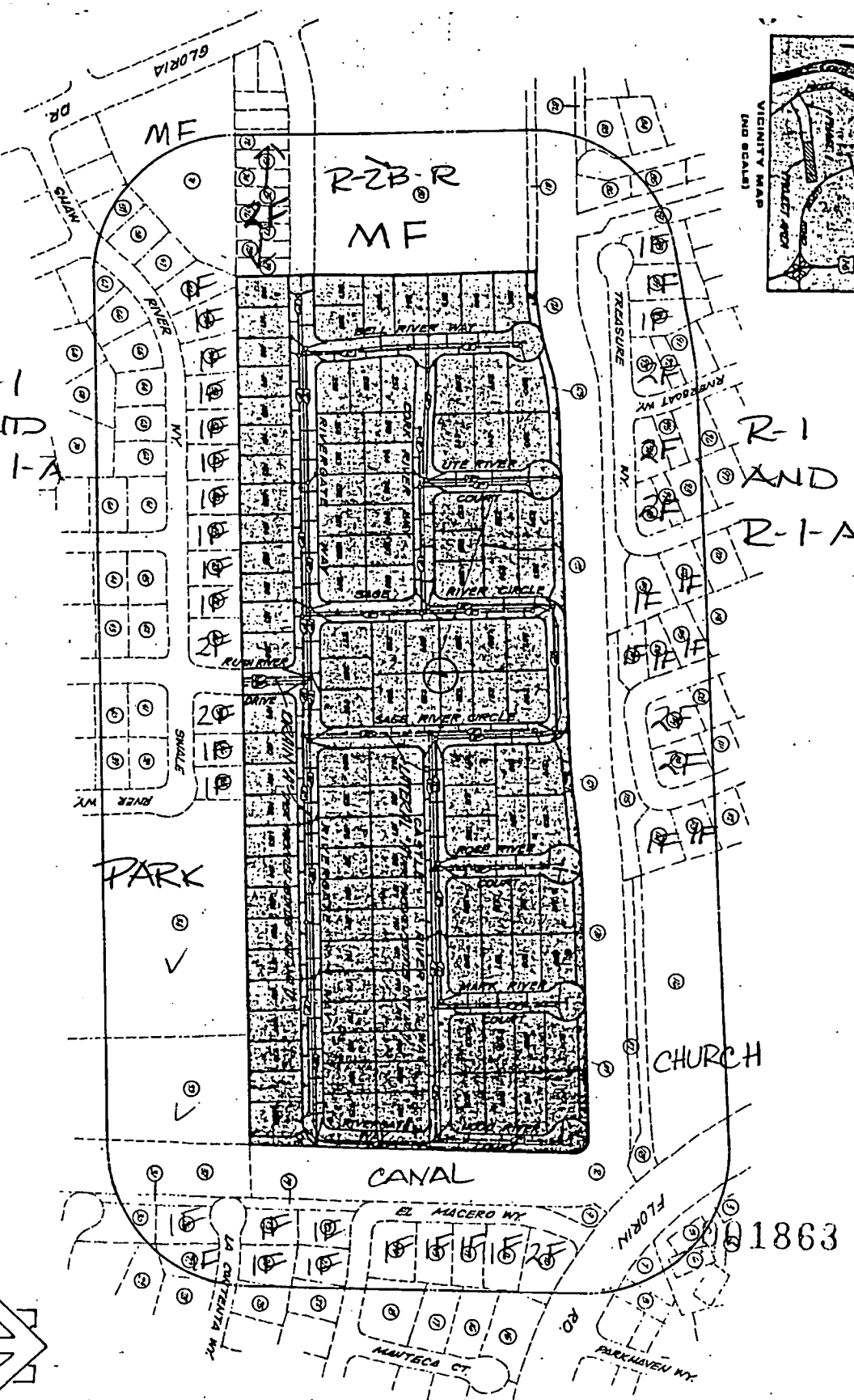
SCALE: 1"=100'
MARCH 1984

LAND USE & ZONING MAP

P84-404

NOVEMBER 29, 1984 //

ITEM NO. 21 //



P84-404

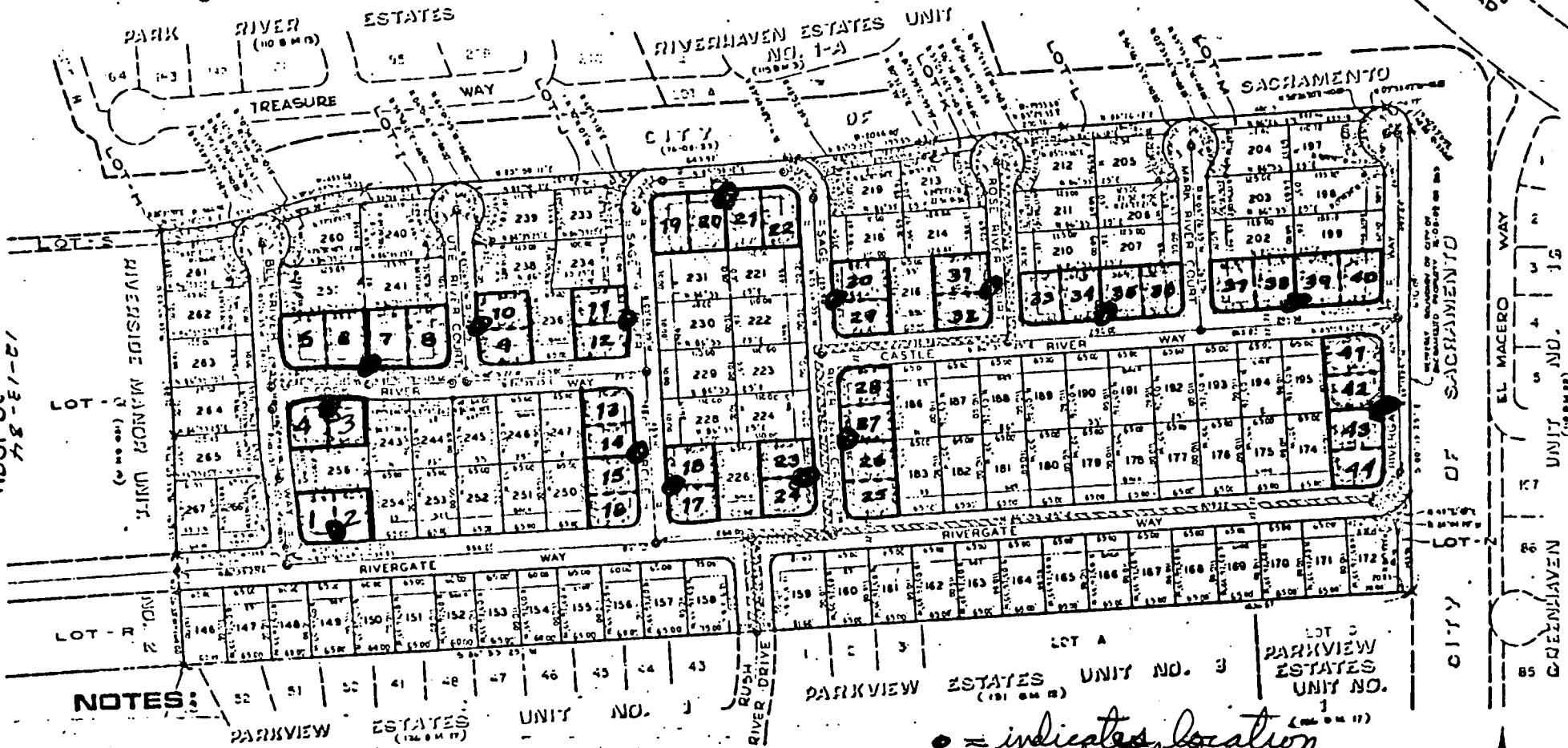
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12-13-84
NOVEMBER 29, 1984

ITEM NO. 21 //

TENTATIVE MAP RIVERSIDE MANOR UNIT NO. 3

CITY OF SACRAMENTO, CALIFORNIA



NOTES:

RECORD OWNER
MR. BILL PARKER
6155 RIVERSIDE BOULEVARD, SUITE C
SACRAMENTO, CALIFORNIA 95831

EXISTING ZONING
R-1A

PROPOSED ZONING
R-1A

EXISTING USE
VACANT

PARKVIEW ESTATES UNIT NO. 3
PROPOSED USE
44 HALF-PLEX LOTS

ACREAGE
22 SINGLE-FAMILY LOTS
AVERAGE SIZE - 75' x 110' +/-

WATER SUPPLY
PUBLIC UTILITIES

SEWAGE DISPOSAL
PUBLIC SEWERS

PROPOSED IMPROVEMENTS
SACRAMENTO CITY STANDARDS

ASSESSORS PARCEL NUMBERS

- | | |
|-----------------|-----------------|
| (1) 031-770-01 | (13) 031-760-11 |
| (2) 031-770-07 | (14) 031-760-12 |
| (3) 031-770-10 | (15) 031-760-18 |
| (4) 031-770-12 | (16) 031-760-29 |
| (5) 031-770-20 | (17) 031-760-24 |
| (6) 031-770-21 | (18) 031-750-29 |
| (7) 031-770-29 | (19) 031-760-30 |
| (8) 031-770-33 | (20) 031-760-36 |
| (9) 031-770-34 | (21) 031-760-38 |
| (10) 031-770-45 | (22) 031-760-44 |
| (11) 031-770-46 | |
| (12) 031-770-57 | |

• = indicates location
of Posted Notice
1-15-85
D.J.N.

P 84404



OCTOBER 1984/EJK

P 84-404